THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 221143000** Karen Johnson Davidson County Batch# 951890 DEEDWARR 12/15/2022 11:23:23 AM 2 pgs Fees: $13.00 Taxes: $799.20 20221215-0129932	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $216,000.00. Affiant Subscribed and sworn to before me, this 14th day of December, 2022. Notary Public My Commission Expires:

VIRGINIA DESJARLAIS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 08, 2025

WARRANTY DEED

Address New Owner: Jason Harold Ranger 7905 Charlotte Pike Nashville TN 37221	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 128 00 0 002.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Elizabeth L. Ranger, Unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Jason Harold Ranger, Married Man** ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Being in the 9th, formerly the 14th, Civil District of said County and State, described according to a drawing made by C.H. Von Hof, Surveyor, June 25, 1947, as follows:

Beginning in the center of Highway No. 70 in Martin O'Brien's West boundary, in line with an iron pin in the South edge of the paving; thence with said highway South 59 degrees West 200 feet (12.1 poles) to a point in line with an iron pin the South edge of the paving; thence South 3 degrees West 33 poles to a stake; thence South 89 degrees East 42 poles to a stake; the margin of the Tennessee Electric Power right-of-way; thence along said right-of-way North 56 degrees East 16 poles to an iron pin O'Bryan line; thence with his south boundary, north 87 degrees west 46 poles to a marked red oak, his Southwest corner; thence with his West boundary, North 3 degrees East 30 poles to the beginning, containing 5 acres, more or less.

Being the same property conveyed to Elizabeth L. Ranger, unmarried, by Warranty Deed from Jeffrey B. Ranger, of record in Instrument No. 20130718-0074190, in the Register's Office of Davidson County, Tennessee, dated July 17, 2013 and recorded on July 18, 2013.

Being the same property conveyed to Jeffrey B. Ranger, by Warranty Deed from Donald G. Borgeson and wife, Marsha Borgeson, of record in Instrument No. 20050215-0017326, in the Register's Office of Davidson County, Tennessee, dated January 14, 2004 and recorded on February 15, 2005.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes for the year 2023 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Easement for Right of Water, recorded in Book 1515, Page 24.

Easement for Ingress and Egress, recorded in Instrument No. 20050215-0017325.

This is improved property located at 7905 Charlotte Pike Nashville TN 37221

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 14th day of December, 2022.

Elizabeth L. Ranger

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Elizabeth L. Ranger, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 14th day of December, 2022.

Notary Public
My Commission Expires: September 8, 2025

